

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

10/1 Chatfield Avenue Capel Sound VIC 3940

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$440,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Capel Sound

Period-from

01 Oct 2019

to

30 Sep 2020

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

14/1 Chatfield Avenue Capel Sound VIC 3940	\$430,000	12-May-20
3/1591 Point Nepean Road Capel Sound VIC 3940	\$465,000	22-Feb-20
1/1635 Point Nepean Road Capel Sound VIC 3940	\$453,000	30-Jul-20

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 01 October 2020



14/1 Chatfield Avenue Capel Sound VIC 3940 Sold Price **\$430,000** Sold Date **12-May-20**

 2  1  1

Distance -



3/1591 Point Nepean Road Capel Sound VIC 3940 Sold Price **\$465,000** Sold Date **22-Feb-20**

 2  1  2

Distance **0.03km**



1/1635 Point Nepean Road Capel Sound VIC 3940 Sold Price **\$453,000** Sold Date **30-Jul-20**

 2  2  1

Distance **0.16km**

RS = Recent sale UN = Undisclosed Sale

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